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COUNSEL/PARTIES OF RECORD	
DEC 15 2017	
CLERK US DISTRICT COURT	
DISTRICT OF NEVADA	
BY: _____	DEPUTY _____

10 UNITED STATES DISTRICT COURT

11 DISTRICT OF NEVADA

12 NATIONSTAR MORTGAGE LLC,

13 Plaintiff,

14 vs.

15 RAVENSTAR INVESTMENTS, LLC;
16 NICHOLAS HEATHMAN; HIGHLAND
17 RANCH HOMEOWNERS ASSOCIATION; and
18 GAYLE A. KERN & ASSOCIATES, LTD.,
19 d/b/a KERN & ASSOCIATES, LTD.,

20 Defendants.

Case No.: 3:16-cv-00638

**STIPULATION AND ORDER TO
EXTEND DATE BY WHICH
HIGHLAND RANCH HOMEOWNERS
ASSOCIATION SHALL HAVE TO
ANSWER OR OTHERWISE
RESPOND TO COMPLAINT**

(THIRD REQUEST)

21 Plaintiff Nationstar Mortgage, LLC ("Nationstar") and Defendant Highland Ranch
22 Homeowners Association ("Highland Ranch"), by and through their respective counsel, stipulate
23 as follows:

24 Nationstar filed a Complaint on November 7, 2016, therein naming Highland Ranch,
25 Ravenstar Investments, LLC ("Ravenstar"), and other defendants. (ECF No. 1.) On March 23,
26 2017, the Court entered an order staying this case based on a stipulation filed by the parties.
27 (ECF No. 45.) Under the terms of the order (ECF No. 45), all pending motions, including
28 Highland Ranch's motion to dismiss Nationstar's claims (ECF No. 19), were deemed withdrawn,
subject to re-filing after the stay was lifted. On August 15, 2017, the Court lifted the stay in light
of the U.S. Supreme Court's denial of certiorari in *Bourne Valley Court Trust v. Wells Fargo*,
N.A. (ECF No. 50).

1 Shortly after the stay was lifted, the parties discovered Ravenstar had filed for
2 bankruptcy. Thereafter, on September 12, 2017, Ravenstar filed a notice of bankruptcy (ECF
3 No. 52). On September 20, 2017, Nationstar filed a status report to address the bankruptcy
4 issues (ECF No. 55). On October 3, 2017, Highland Ranch requested a status conference to seek
5 guidance from the Court on the issues created by Ravenstar's bankruptcy (ECF No. 58). To
6 allow the parties to assess the impact of Ravenstar's bankruptcy (and the related automatic stay)
7 on Highland Ranch's response to Nationstar's Complaint, the parties filed a stipulation (ECF No.
8 60) to extend the time for Highland Ranch to respond to the Complaint until November 10, 2017
9 (ECF No. 1). On October 13, 2017, the Court granted the stipulation for extension of time (ECF
10 No. 61). Because Ravenstar's bankruptcy remained ongoing, on November 8, 2017, the parties
11 filed a second stipulation (ECF No. 64) to extend the time for Highland Ranch to respond to the
12 Complaint until December 20, 2017. The Court granted the stipulation on November 28, 2017
13 (ECF No. 65). On December 4, 2017, the Court entered an order granting Highland Ranch's
14 request for a status conference and setting the same for December 20, 2017 (ECF No. 66.)

15 Based on the current schedule of deadlines, Highland Ranch's response to the Complaint
16 is due December 20, 2017, the same day as the scheduled status conference. Per Highland
17 Ranch's request, the purpose of the status conference is so the parties may obtain guidance from
18 the Court as to the effect of Ravenstar's bankruptcy on the parties' various claims given their
19 potential interplay and to ascertain whether this case should be stayed pending a resolution of the
20 bankruptcy.

21 So the parties may obtain guidance from the Court as to how it wishes to proceed with
22 this matter and the effect of the bankruptcy on the various claims, Highland Ranch and
23 Nationstar stipulate to allow Highland Ranch until January 10, 2018 (an additional 21 days) to
24 answer or otherwise respond to Nationstar's Complaint (ECF No. 1). In the event this matter is
25 stayed as a result of the December 20, 2017 status conference, Highland Ranch and Nationstar
26 further stipulate that Highland Ranch shall have until 21 days after any such stay is lifted to
27 answer or otherwise respond to Nationstar's Complaint (ECF No. 1).

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1 In light of the bankruptcy issues and scheduled status conference, good cause exists to
2 extend the time for Highland Ranch's response. Subsequent to the lifting of the prior stay, the
3 Court granted two prior extensions for Highland Ranch's response to Nationstar's Complaint
4 (ECF Nos. 61 and 65).

5 **IT IS SO STIPULATED.**

6 Dated this 13th day of December, 2017.

7 AKERMAN LLP

8
9 By /s/ Karen Whelan

10 MELANIE D. MORGAN (SBN 8215)
11 REBEKKAH B. BODOFF (SBN 12703)
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15 Attorneys for Plaintiff Nationstar
16 Mortgage LLC

Dated this 13th day of December, 2017.

LAXALT & NOMURA, LTD.

By 

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Highland Ranch Homeowners
Association

17 **IT IS SO ORDERED:**


United States Magistrate Judge

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19 Dated: December 15, 2017
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